

MORTGAGE OF REAL ESTATE

GREENVILLE, S.C.

BOOK 1572 PAGE 698

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

MAY '82

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, S. CARY BECKWITH, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto

COMMUNITY BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

FIFTY THOUSAND AND 00/100 -----Dollars (\$50,000.00) due and payable

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

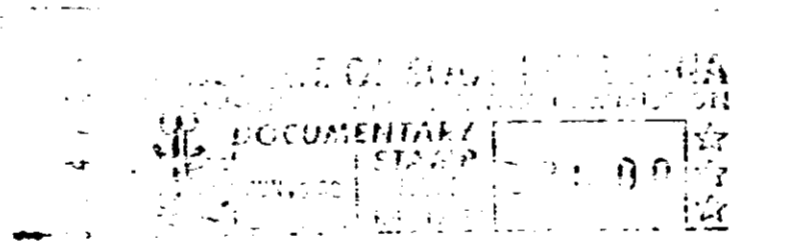
In accordance with terms of Note executed even date herewith.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and having, according to a plat entitled "Property of Camperdown Corporation, Greenville, S.C.", dated May, 1966, and prepared by C. O. Riddle, Reg. L. S., the following metes and bounds:

BEGINNING at an iron pin on the Western edge of the right of way for Calvin Street at the joint corner of the premises herein described and property now or formerly of W. P. Trotter and running thence with the Western edge of the right of way for Calvin Street S. 24-42 W. 169.2 feet to an iron pin at the Northern corner of the intersection of said Calvin Street and Camperdown Way and running thence with the Northern edge of the right of way for said Camperdown Way N. 69-16 W. 35 feet to an iron pin, thence continuing along the Northern edge of the right of way for Camperdown Way N. 60-47 W. 90 feet to an iron pin, thence N. 36-03 E. 136.4 feet to an iron pin located on the line of said W. P. Trotter property, thence along the line of the said Trotter property S. 82-48 E. 102.5 feet to the point of beginning.



This being the same property conveyed to Mortgagor herein by deed of Camperdown Co. of even date, to be recorded herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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